067.0	0004	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	745,600	/	745,600
USE VALUE:	745,600	/	745,600
ASSESSED:	745,600	/	745,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLDEN JOHN R &
Owner 2:	HOLDEN GERALDINE C
Owner 3:	
Street 1:	103 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COUGHLIN EDWARD /DIANNE/TRS -
Owner 2:	COUGHLIN TRUST/L EST -
Street 1:	59 CLOVER ROAD
Twn/City:	WEST YARMOUTH
St/Prov:	MA Cntry
Postal:	02673

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 1792 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5996.000	364,300	3,400	377,900	745,600
Total Card	0.138	364,300	3,400	377,900	745,600
Total Parcel	0.138	364,300	3,400	377,900	745,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.07 | /Parcel: 416.07

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	43045
GIS Ref	
GIS Ref	
Insp Date	10/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 067.0-0004-0015.0

!5745!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	364,300	3400	5,996.	377,900	745,600		Year end	12/23/2021
2021	101	FV	353,600	3400	5,996.	377,900	734,900		Year End Roll	12/10/2020
2020	101	FV	353,600	3400	5,996.	377,900	734,900	734,900	Year End Roll	12/18/2019
2019	101	FV	268,500	3400	5,996.	377,900	649,800	649,800	Year End Roll	1/3/2019
2018	101	FV	268,500	3400	5,996.	253,700	525,600	525,600	Year End Roll	12/20/2017
2017	101	FV	268,500	3400	5,996.	243,000	514,900	514,900	Year End Roll	1/3/2017
2016	101	FV	268,500	3400	5,996.	221,400	493,300	493,300	Year End	1/4/2016
2015	101	FV	253,700	3400	5,996.	178,200	435,300	435,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:41:53

LAST REV

Date	Time
10/09/18	10:44:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5745

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUGHLIN EDWARD	65865-287		8/5/2015	Estate/Div	413,250	No	No		
COUGHLIN EDWARD	48467-296		11/9/2006	Family	1	No	No		
	11545-491		7/26/1968			No	No		N

USER DEFINED

Prior Id # 1:	43045
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2018	1022	Redo Bat	10,000	C				
6/22/1992	260	Manual	2,300					REPLACE 14X14 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	CC	Chris C
5/26/2009	Measured	189	PATRIOT
4/24/2009	Meas/Inspect	372	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5996		Sq. Ft.	Site		0	70.	0.90	11			Med. Tr	-10					377,926						377,900	

Total AC/HA:	0.13765	Total SF/SM:	5996	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	377,926	Spl Credit		Total:	377,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23593748
Const Adj.:	0.98990101
Adj $ / SQ:	165.167
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447557
Depreciation:	83246
Depreciated Total:	364311

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

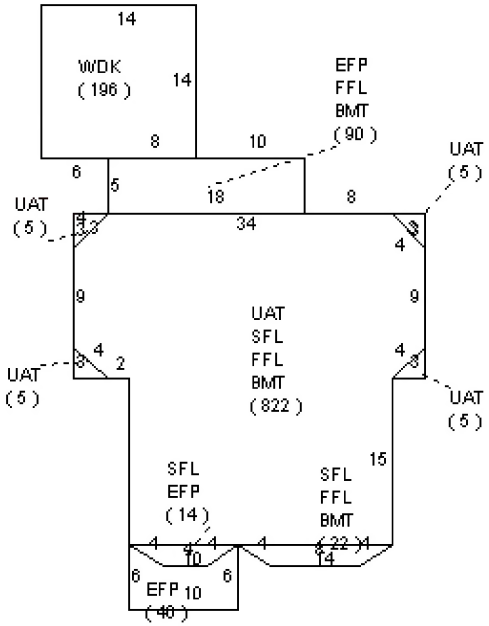
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.17
Special Features:	0	Val/Su Net:	110.97
Final Total:	364300	Val/Su SzAd	203.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	934	49.550	46,280
FFL	First Floor	934	165.170	154,266
SFL	Second Floor	858	165.170	141,713
UAT	Upper Attic	211	66.070	13,907
WDK	Deck	196	10.990	2,154
EFP	Enclos Porch	150	44.920	6,738

Net Sketched Area:	3,283			Total:	365,058
Size Ad	1792	Gross Area	3914	FinArea	1792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400

More: N	Total Yard Items:	3,400	Total Special Featues:		Total: 3,400